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Sec. Twp. Range

**ZONING HEARING APPLICATION
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING**

RECEIVED
207-344
SEP 19 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

W

Date Received

LIST ALL FOLIO #S: 30-5003-000-0420

- 1. NAME OF APPLICANT** (Provide complete name of applicant, exactly as recorded on deed, if applicable. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

Ronald Chavez, Ramiro Chavez, Magali Chavez

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: c/o Graham Penn, Esq. Bercow Radell & Fernandez, P.A. 200 S. Biscayne Blvd. # 850

City: Miami State: FL Zip: 33131 Phone#: 305.377.6229

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners): Same as Applicant

Mailing Address: c/o Graham Penn, Esq. Bercow Radell & Fernandez, P.A. 200 S. Biscayne Blvd. # 850

City: Miami State: FL Zip: 33131 Phone#: 305.377.6229

4. CONTACT PERSON'S INFORMATION:

Name: Graham Penn, Esq. Company: Bercow Radell & Fernandez, P.A.

Mailing Address: 200 S. Biscayne Boulevard. Suite # 850

City: Miami State: FL Zip: 33131

Phone#: 305.377.6229 Fax#: 305.377.6222 E-mail: gpenn@brzoninglaw.com

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If the application contains multiple rezoning requests, then a legal description for each sub-area must be provided. Attach separate sheets, as needed).

See attached

6. **ADDRESS OR LOCATION OF PROPERTY** (For location, use description such as NE corner of, etc.)
8300 S.W. 94 Street

7. **SIZE OF PROPERTY** (in acres): 1.16 (divide total sq. ft. by 43,560 to obtain acreage)

8. **DATE** property ☒ acquired ☐ leased: 6/2007 9. **Lease term:** _____ years
(month & year)

10. **IF CONTIGUOUS PROPERTY IS OWNED BY THE SUBJECT PROPERTY OWNER(S)**, provide complete legal description of said contiguous property.

N/A

11. **Is there an option** to purchase ☐ or lease ☐ the subject property or property contiguous thereto?
☒ no ☐ yes (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

12. **PRESENT ZONING CLASSIFICATION:** EU-1

13. **APPLICATION REQUESTS** (Check all that apply and describe nature of the request in space provided)
(DBC's require special exception to permit site plan approval unless rezoning 3 acres or less to residential categories)

☒ District Boundary Changes (DBC) [Zone class requested]: EU-M

☐ Unusual Use: _____

☐ Non-Use Variance: _____

☐ Alternative Site Development: _____

☐ Special Exception: _____

☐ Modification of previous resolution/plan: _____

☐ Modification of Declaration or Covenant: _____

14. **Has a public hearing been held on this property within the last year & a half?** ☒ no ☐ yes.
If yes, provide applicant's name, and date, purpose, and results of hearing, and resolution number:

15. **Is this hearing is as a result of a violation notice?** ☒ no ☐ yes. If yes, give name to whom the violation notice was served: _____ and describe the violation:

16. **Describe structures on the property:** Single Family Home

17. **Is there any existing use on the property?** ☐ no ☒ yes. If yes, what use and when established?

Use Single Family Home Year: 1994

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BY _____

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (1)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

WE, Ronald Chavez, Ramiro Chavez, and Magali Chavez, being first duly sworn, depose and say that we are the ☒ owners ☐ tenant of the property described and which is the subject matter of the proposed hearing.

Ronald Chavez Signature

Magali Chavez Signature

Ramiro Chavez Signature



NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD619523
EXPIRES 12/4/2010
BONDED THRU 1-888-NOTARY1

Sworn to and subscribed to before me
this 18th day of, SEPTEMBER, 2007.

Notary Public: [Signature]
Commission Expires: 12/4/10

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

(Name of Partnership)

Sworn to and subscribed to before me
this ____ day of, _____, _____.

Notary Public: _____
Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and Which is the subject matter of the proposed hearing.

Sworn to and subscribed to before me
this ____ day of, _____, _____.

Notary Public: _____
Commission Expires: _____

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207-374
SEP 19 2007

ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

BY [Signature]

RESPONSIBILITIES OF THE APPLICANT

I AM AWARE THAT:

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning applications which may affect the scheduling and outcome of applications. These reviews may require additional public hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Work conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property. In addition to mailing costs, fees related to application changes, plan revisions, deferrals, re-advertising, etc., may be incurred. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. I understand that fees must be paid promptly.
3. The South Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and that a building permit will probably be required. I am responsible for obtaining permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use and Occupancy must be obtained for the use of the property after it has been approved at Zoning Hearing, and that failure to obtain the required permits and/or Certificates of Completion or of Use and Occupancy will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Department's Legal Counsel, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. And that Legal Counsel can advise as to additional requirements applicable to foreign corporations. Documents submitted to Legal Counsel must carry a cover letter indicating subject matter, application number and hearing date. Legal Counsel may be reached at (305) 375-3075.

(Applicant's Signature)

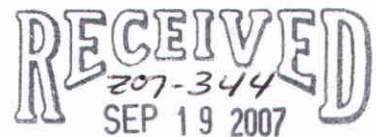
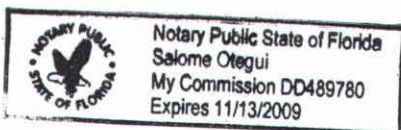
Graham Penn, Esq.

(Print Name)

Sworn to and subscribed before me this 19th day of September, 2007. Affiant is personally known to me or has produced personally known as identification.

(Notary Public)

My commission expires _____



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Magali Chavez, hereinafter the Affiant, who being duly sworn by me, on oath, deposes and says:

1. Affiant is a fee owner of the property which is the subject of the proposed hearing.
2. The subject property is legally described as: See Attached.
3. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature

CHRISTOPHER MACHIN
Print Name

Signature

ALEX HERNANDEZ
Print Name

Affiant's signature

Magali Chavez

Sworn to and subscribed before me on the 18th day of SEPTEMBER, 2007.
Affiant is personally known to me or has produced LICENSE as identification.



CHRISTOPHER MACHIN
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #DD619523
EXPIRES 12/4/2010
BONDED THRU 1-888-NOTARY1

Notary
(Stamp/Seal)

Commission Expires: 12/4/10

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RY

OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Ramiro Chavez, hereinafter the Affiant, who being duly sworn by me, on oath, deposes and says:

1. Affiant is a fee owner of the property which is the subject of the proposed hearing.
2. The subject property is legally described as: See Attached.
3. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature

Print Name

Signature

Print Name

Affiant's signature

Ramiro Chavez



CHRISTOPHER MACHIN
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD619523
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Notary

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OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Ronald Chavez, hereinafter the Affiant, who being duly sworn by me, on oath, deposes and says:

1. Affiant is a fee owner of the property which is the subject of the proposed hearing.
2. The subject property is legally described as: See Attached.
3. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature

Print Name

Signature

Print Name

Affiant's signature

Ronald Chavez

Sworn to and subscribed before me on the 18th day of SEPTEMBER, 2007.
Affiant is personally known to me or has produced LICENSE as identification.



CHRISTOPHER MACHIN
NOTARY PUBLIC - STATE OF FLORIDA
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